

Sumter City-County Planning Commission

August 24, 2016

PD-00-08 (Revision 18), Patriot Parkway –Knowlton Properties, LLC (City)

I. THE REQUEST

Applicant: Knowlton Properties, LLC

Status of the Applicant: Property Owner

Request: Request to amend the permitted uses in Sumter West Planned Development PD-00-08 to permit mini-warehouse storage as a use on a specific 7.90 acre parcel along the southwestern portion of Constitution Drive (future street), on the south side of Patriot Parkway within the Planned Development.

Location: Southwestern portion of Constitution Drive (future street), on south side of Patriot Parkway, west of the intersection of Loring Mill Rd. & Patriot Parkway.

Present Use/Zoning: Undeveloped / Planned Development (PD)

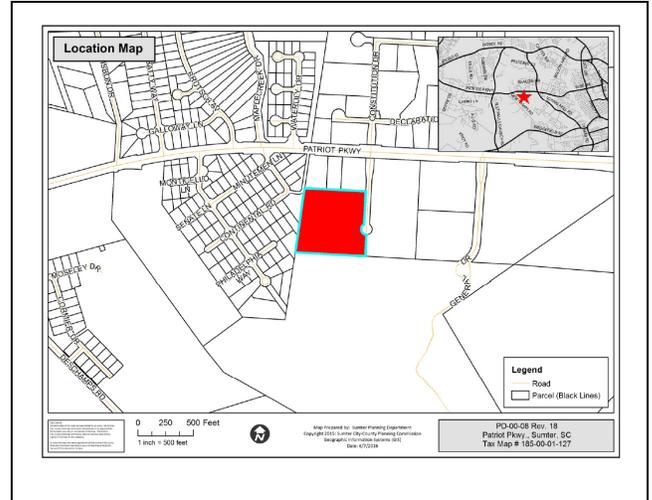
Tax Map Number: 185-00-01-127

Adjacent Property Land Use and Zoning: North – Patriot Pkwy. & 3 vacant commercial lots zoned PD
South – Patriot Park Sports Complex / PD
East – Undeveloped Commercial & Patriot Park Sports Complex / PD
West – Residential / PD

II. BACKGROUND

The applicant is requesting to amend the text of the Ordinance for Sumter West Planned Development PD-00-08 to add the use of mini-warehouse storage for a specific parcel on the south side of Patriot Pkwy. Mini-Warehouse is defined as: “A *building or group of buildings in a controlled-access and fenced compound that contains individual compartmentalized and controlled-access stalls or lockers for the dead storage of customer’s goods or wares.*”

The subject 7.90 acre parcel is located within the “neighborhood commercial” designated area of the planned development.



The intent of the planned development district is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character, and quality of new development; and to preserve the natural and scenic features of open space. The principal feature of a Planned Development is to accommodate mixed uses.

As shown in the 2004 approved concept plan to the right, the Sumter West Planned Development is a mixed use planned development encompassing over 700 acres of land on the west side of Loring Mill Rd.



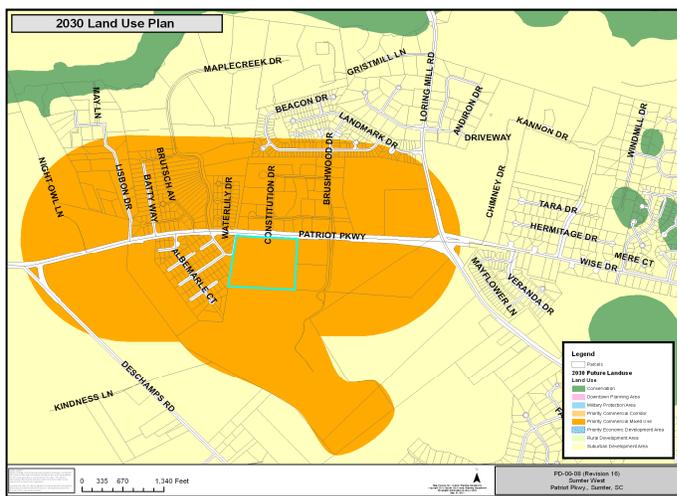
The majority of development that has occurred thus far within Sumter West has been residential, primarily in the form of owner-occupied residential subdivisions with single family attached and detached dwellings and limited townhouse development. Some commercial development has occurred, primarily professional and medical offices. All uses have developed in accordance with the listing of approved uses within Sumter West Planned Development ordinance PD-00-08 (see attached).

The Planned Development regulations for this specific 7.90 acre commercially designated parcel were amended in 2011 to permit the development of multi-family apartments. That particular project never came to fruition.

Since its inception, this planned development has utilized the Neighborhood Commercial (NC) standards and procedures within the City of Sumter Zoning and Development Standards Ordinance to establish allowed uses and to provide overall guidance for review and approval of commercial development. Additionally, all commercial development within the planned development must receive Highway Corridor Protection District Design and Site Plan review and approval by the Planning Commission.

The intent of the Neighborhood Commercial (NC) District, as defined within the City of Sumter Zoning and Development Standards Ordinance, is to meet the commercial and service needs generated by nearby residential development. Goods and services normally available in this district are of a “convenience variety.” The City of Sumter Zoning and Development Standards Ordinance does not allow the use of mini-warehouse storage in the Neighborhood Commercial (NC) District. Mini-warehouses are only allowed in General Commercial (GC), Light Industrial-Warehousing (LI-W), and Heavy Industrial (HI) zoning districts because of the more intense industrial-like characteristics of the use.

III. COMPATIBILITY WITH 2030 COMPREHENSIVE PLAN



As shown in the map to the left, Sumter West PD is influenced by the Suburban Development (SD) 2030 Plan designation as well as the Priority commercial/mixed use priority investment area.

The primary objective of the SD designation is to scrutinize and manage the existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner.

Priority investment areas, such as the commercial mixed use areas, have been identified in an effort to more acutely identify, direct, and concentrate new development.

However, these priority investment areas are also designated for the protection against undesirable or incompatible uses where existing or planned development patterns do not support such uses. Specifically, Suburban Development Planning Area Policy #7 states “Industrial, light-industrial, warehouse, automotive repair, and uses with dominate outdoor storage component, should be directed to established areas with like uses.”

The Sumter West Planned Development is not located within an area where existing or planned development patterns support industrial warehouse uses, as well as other uses that primarily engage in outdoor storage.

IV. ORDINANCE AMENDMENT

1. Amend list of permitted commercial uses within Sumter West Planned Development PD-00-08 to include mini-storage warehousing on the south side of Patriot Parkway, specific to parcel 185-00-01-127 only.

V. STAFF RECOMMENDATION

Mini-storage warehousing introduces an industrial element to this planned development that is incompatible with existing and planned land uses within Sumter West. Furthermore, the request for the added use of mini-storage warehousing within the Sumter West Planned Development is not consistent with the intent and purpose of (1) the Sumter West Planned Development PD-00-08 Ordinance, (2) the Sumter 2030 Comprehensive Plan, or (3) the Neighborhood Commercial zoning district, as described previously in this staff report.

Previously, a letter of concern from the Sumter County Council had been submitted and distributed as part of a previous version of this staff report. On August 5, 2016, County Administrator, Gary Mixon, notified planning staff that the concerns of the county have been addressed.

VI. DRAFT MOTIONS

Motion #1:

I move that the Sumter City-County Planning Commission recommend denial of PD-00-08 (Revision 18), to amend the permitted uses within the Sumter West Planned Development PD-00-08 Ordinance, to permit mini-storage warehousing on the south side of Patriot Parkway, specific to parcel 185-00-01-127.

Motion #2:

I move that the Sumter City-County Planning Commission recommend approval of PD-00-08 (Revision 18), to amend the permitted uses within the Sumter West Planned Development PD-00-08 Ordinance, to permit mini-storage warehousing on the south side of Patriot Parkway, specific to parcel 185-00-01-127.

Motion #3:

I move that the Sumter City-County Planning Commission propose an alternate motion for PD-00-08 (Revision 18).

VII. PLANNING COMMISSION – JUNE 22, 2016

Per applicant's letter dated 6-22-16, request was deferred until the July 27, 2016 meeting.

VIII. PLANNING COMMISSION – JULY 27, 2016

Per applicant's email dated 7-25-16, request was deferred until the August 24, 2016 meeting.

IX. PLANNING COMMISSION – AUGUST 24, 2016

The Sumter City-Council Planning Commission at its meeting on Wednesday, August 24, 2016 voted to recommend approval of this request.

X. CITY COUNCIL – SEPTEMBER 20, 2016 – FIRST READING/PUBLIC HEARING